



**CITY OF NEW ORLEANS  
BOARD OF ZONING ADJUSTMENTS**

**Regular Meeting Agenda  
Monday, May 13, 2013  
10:00 a.m. City Council Chambers,  
1300 Perdido Street, New Orleans, Louisiana**

The decision made by the Board will be provided in the form of a resolution. The staff has ten (10) business days after this meeting to produce the resolution. The resolution will be mailed to the address provided on the application, or the applicant may pick-up a copy of the resolution in the City Planning Commission Office.

If the mailing address provided on the application is incorrect, please notify the staff of the correct mailing address.

**A. Call to Order and Roll Call, Adoption of Minutes, Communications, and Reading of Hearing Rules**

**B. BZA Dockets – Old Business**

**ITEM 1 – Docket Number:** 251-12 **MDO**  
**Applicant or Agent:** Robert O'Brien  
**Property Location:** 1323-25 St. Philip Street **Zip:** 70116  
**Bounding Streets:** St. Philip, Tremé, Marais Sts., & Ursulines Ave.  
**Square Number:** 146 **Lot:** 6  
**Zoning District:** HMR-1 Historic Marigny/ Tremé Residential  
RDO Residential Diversity Overlay  
**Historic District:** Marigny/ Tremé Local Historic **ZBM:** D-13  
**Existing Use:** Vacant Lot **Planning District:** 4  
**Proposed Use:** Two (2) Main Uses (4-Plex and a Two-Family Residence)

**Request Citation:** This request is for variances from the provisions of Article 1, Section 1.4, Article 9, Section 9.1.6 (Table 9.A) and Article 15, Section 15.5.7(3) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a two main uses on one lot of record with insufficient minimum lot area per dwelling unit, and excessive floor area ratio.

**Requested Waivers:**

**Section 1.4 – Location on a Lot**

Permitted: 1 main use Proposed: 2 main uses Waiver: 1 main use

**Section 9.1.6 (Table 9.A) – Minimum Lot Area (Six Dwelling Units)**

Required: 5,400 sq. ft. Provided: 4,096 sq. ft. Waiver: 1,304 sq. ft.

**Section 9.1.6 (Table 9.A) – Maximum Floor Area Ratio**

Permitted: 1.3 Provided: 1.52 Waiver: .22

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**ITEM 2 – Docket Number:** 004-13 **SK**  
**Applicant or Agent:** Ryan & Merisa Pasternak  
**Property Location:** 3042 Ursulines Avenue **Zip:** 70119  
**Bounding Streets:** Ursulines Ave., N. Salcedo, Dumaine, & N. Lopez Sts.  
**Square Number:** 409 **Lot:** A  
**Zoning District:** RD-2 Two-Family Residential **ZBM:** C-12  
**Historic District:** Esplanade Ridge Local Historic **Planning District:** 4  
**Existing Use:** Single-Family Residence and Vacant Single-Family Residence  
**Proposed Use:** Two (2) Single-Family Residences

**Request Citation:** This request is for variances from the provisions of Article 1, Section 1.4 and Article 4, Section 4.5.7 (Table 4.E) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the re-establishment of a second main use on one lot of record with insufficient minimum lot area and insufficient minimum depths of rear and corner side yards for the second main use.

**Requested Waivers:**

**Section 1.4 – Location on a Lot**

Permitted: 1 Main Use      Provided: 2 Main Uses      Waiver: 2 Main Uses

**Section 4.5.7 (Table 4.E) – Minimum Lot Width (Two-Family Residence)**

Required: 50’      Provided: 45’      Waiver: 5’

**Section 4.5.7 (Table 4.E) – Minimum Depth of Rear Yard**

Required: 20’      Provided: 3’-3      Waiver: 16’-9”

**Section 4.5.7 (Table 4.E) – Minimum Depth of Corner Side Yard**

Required: 10’      Provided: 8’      Waiver: 2’

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**ITEM 3 – Docket Number:** 047-13 **EA**  
**Applicant or Agent:** Harvey Warren  
**Property Location:** 3914 Marais Street **Zip:** 70117  
**Bounding Streets:** Saint Claude Avenue, Alvar, Bartholomew, and Marais Sts.  
**Square Number:** 410 **Lot:** A  
**Zoning District:** RD-3 Two-Family Residential **ZBM:** E-14  
**Historic District:** Bywater Local Historic District **Planning District:** 7  
**Existing Use:** Single-Family Residence  
**Proposed Use:** Single-Family Residence

**Request Citation:** This request is for a variance from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit an addition to a single-family residence within the required side yard setback (**AFTER THE FACT**).

**Requested Waiver:**

**Section 4.6.7 (Table 4.F) – Minimum Depth of Side Yard**

Required: 3 ft.      Provided: 0 ft.      Waiver: 3 ft.

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**ITEM 4 – Docket Number: 049-13** **WITHDRAWN**  
**Applicant or Agent:** Murat and Gionne Celebi  
**Property Location:** 240 Audubon Street **Zip:** 70118  
**Bounding Streets:** Audubon, Camp, Broadway, & Chestnut Sts.  
**Square Number:** 22 **Lot: G**  
**Zoning District:** RS-2 Single-Family Residential **ZBM: A-14**  
**Historic District:** N/A **Planning District: 3**  
**Existing Use:** Single-Family Residence  
**Proposed Use:** Single-Family Residence w/detached accessory structure

**Request Citation:** This request is for a variance from the provisions of Article 15, Section 15.5.12(3) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a detached accessory building (two-car garage) within the required corner lot side yard area with excessive projection beyond the prolongation of the front yard line of the lot in the rear.

**Requested Waivers:**

**Section 15.5.12(3) – Accessory Buildings (Corner Lots)**

Required: 16’6” Proposed: 1’ Waiver: 15’6”

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**ITEM 5 – Docket Number: 052-13** **MDO**  
**Applicant or Agent:** Venture Restorations, LLC  
**Property Location:** Square 347, Lot 13 (No Address Assigned) **Zip:** 70126  
**Bounding Streets:** Fern, Nelson, Burdette Sts., & S. Claiborne Avenue  
**Square Number:** 347 **Lot: 13**  
**Zoning District:** RD-2 Two-Family Residential **ZBM: B-13**  
**Historic District:** N/A **Planning District: 3**  
**Existing Use:** Vacant Lot  
**Proposed Use:** Single-Family Residence

**Request Citation:** This request is for a variance from the provisions of Article 4, Section 4.5.7 (Table 4.E) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a single-family residence with insufficient minimum lot width.

**Requested Waiver:**

**Section 4.5.7 (Table 4.E) – Minimum Lot Width**

Required: 40’ Provided: 30’ Waiver: 10’

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**ITEM 6 – Docket Number:** 054-13 **MDO**  
**Applicant or Agent:** Ashley Christensen  
**Property Location:** 2622 Bayou Road **Zip:** 70119  
**Bounding Streets:** LePage St., N. Broad St., Crete St., & Bayou Rd.  
**Square Number:** 1529 **Lot:** B  
**Zoning District:** RD-3 Two-Family Residential **ZBM:** C-12  
**Historic District:** Esplanade Ridge Local Historic<sup>1</sup> **Planning District:** 4  
**Existing Use:** Single-Family Residence (to be demolished)  
**Proposed Use:** Single-Family Residence

**Request Citation:** This request is for variances from the provisions of Article 15, Section 15.2.1 (Table 15.A) and Article 15, Section 15.5.8(5) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a single-family residence with insufficient minimum depth of front yard, and insufficient off-street parking.

**Requested Waivers:**

**Section 15.2.1 (Table 15.A) – Off-Street Parking**

Required: 1 Space Proposed: 0 Spaces Waiver: 1 Space

**Section 15.5.8(5) – Front Yards (Average)**

Required: 0’ Proposed: 8’ Waiver: 8’

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**ITEM 7 – Docket Number:** 055-13 **MDO**  
**Applicant or Agent:** Badine Land, Ltd.  
**Property Location:** 208 Bienville Street **Zip:** 70130  
**Bounding Streets:** Bienville St., N. Peters St., Iberville St., & Canal St.  
**Square Number:** 3 **Lot:** 11 (aka Lot F)  
**Zoning District:** VCS-1 Vieux Carré Service **ZBM:** D-14  
**Historic District:** Vieux Carré Local Historic **Planning District:** 1b  
**Existing Use:** Vacant Building  
**Proposed Use:** Mixed-Use Commercial/Residential

**Request Citation:** This request is for a variance from the provisions of Article 8, Section 8.6.7 (Table 8.E) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the renovation of an existing building and the construction of an addition with excessive height.

**Requested Waiver:**

**Section 8.6.7 (Table 8.E) – Maximum Height**

Required: 50’ Proposed: 73’2” (68’6” existing) Waiver: 4’ 8”

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<sup>1</sup> The section of the District along the full length of Esplanade Avenue is subject to the full control of the HDLC. The areas flanking either side of the Avenue are subject only to control of demolition and demolition by neglect.

**ITEM 8 – Docket Number:** 059-13 **KC**  
**Applicant or Agent:** Matthew Morgan Wisdom and Ginny Emory  
**Property Location:** 2507 Prytania Street **Zip:** 70130  
**Bounding Streets:** Saint Charles Avenue, 2<sup>nd</sup>, 3<sup>rd</sup> & Prytania St.  
**Square Number:** 214 **Lot:** A-1  
**Zoning District:** RD-2 Two-Family Residential **ZBM:** C-15  
**Historic District:** N/A **Planning District:** 2  
**Existing Use:** Single-Family Residence  
**Proposed Use:** Single-Family Residence

**Request Citation:** This request is for variances from the provisions of Article 15, Section 15.2.3 and Article 15, Section 15.6.6 of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit construction of a circular drive in the required front yard setback, with off-street parking provided in the required front yard setback and excessive paving of the front yard area.

**Requested Waivers:**

**Section 15.2.3 – Parking in Front Yards**

Required: Not Permitted Proposed: 2 Spaces Waiver: 2 Spaces

**Section 15.6.6 – Limitation on Pavement of Required Yard Areas**

Permitted: ≤ 40% (968 sq. ft.) Proposed: 67.3 % (1,630 sq. ft.) Waiver: 23.3% (662 sq. ft.)

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**ITEM 9 – Docket Number:** 063-13 **DS**  
**Applicant or Agent:** St. James AME Home Partners  
**Property Location:** 216-18-20-22 North Prieur Street **Zip:** 70112  
**Bounding Streets:** Bienville Ave., N. Roman St., Iberville St., & N. Prieur St.  
**Square Number:** 244 **Lot:** 15A  
**Zoning District:** B-1A Neighborhood Business/Inner-City Urban Corridor  
**Historic District:** N/A **ZBM:** C-13  
**Existing Use:** Two (2) Two-Family Residences **Planning District:** 4  
**Proposed Use:** Two (2) Two-Family Residences

**Request Citation:** This request is for variances from the provisions of Article 1, Section 1.4 and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of two (2) two-family residences (two main uses) on a single lot of record with insufficient off-street parking and excessive projection of stairs into the rear yard area.

**Requested Waivers:**

**Section 1.4 – Location on a Lot of Record**

Permitted: 1 Main Use Proposed: 2 Main Uses Waiver: 1 Main Use

**Section 15.2.1 (Table 15.A) – Off-Street Parking**

Required: 4 Spaces Proposed: 0 Spaces Waiver: 4 Spaces

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<b>ITEM 10 – Docket Number:</b>	<b>066-13</b>	<b>DT</b>
<b>Applicant or Agent:</b>	Lillian James	
<b>Property Location:</b>	1805 South Dupre Street	<b>Zip:</b> 70125
<b>Bounding Streets:</b>	S. Dupre St., Walmsley Ave., S. Gayoso St., & Elba St.	
<b>Square Number:</b>	175	<b>Lot:</b> X
<b>Zoning District:</b>	RD-2 Two-Family Residential	<b>ZBM:</b> B-14
<b>Historic District:</b>	N/A	<b>Planning District:</b> 3
<b>Existing Use:</b>	Two-Family Residence	
<b>Proposed Use:</b>	Two-Family Residence	

**Request Citation:** This request is for variances from the provisions of Article 4, Section 4.5.7 (Table 4.E), Article 15, Section 15.2.1 (Table 15.A), Article 15, Section 15.5.8.4, Article 15, Section 15.5.8.5 and Article 15, Section 15.5.10.1 of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a two-family residence with insufficient minimum lot area per dwelling unit, insufficient minimum lot width, insufficient minimum depth of front yard, excessive height and projection of front stairs into the front yard area, excessive height and projection of rear stairs into the rear yard area, and insufficient off-street parking.

**Requested Waivers:**

<b>Section 4.5.7 (Table 4.E) – Minimum Lot Area per Dwelling Unit (Two-Family)</b>		
Required: 5,000 sq. ft.	Provided: 4,600 sq. ft.	Waiver: 400 sq. ft.
<b>Section 4.5.7 (Table 4.E) – Minimum Lot Width (Two-Family)</b>		
Required: 50’	Provided: 40’	Waiver: 10’
<b>Article 15, Section 15.5.8(5) – Front Yards</b>		
Required: 15’ (+/- 3’)	Provided: 11’	Waiver: 1’ (+/- 3’)
<b>Section 15.2.1 (Table 15.A) – Off-Street Parking</b>		
Required: 2 Spaces	Proposed: 1 Space	Waiver: 1 Space
<b>Section 15.5.8.4 – Front Yards (Stair Height from Grade)</b>		
Required: 5’	Proposed: 5’11”	Waiver: 11”
<b>Section 15.5.8.4 – Front Yards (Stair Projection)</b>		
Required: 6’	Proposed: 8’4”	Waiver: 2’4”
<b>Section 15.5.10.1 – Rear Yards (Stair Projection)</b>		
Required: 5’	Proposed: 6’6”	Waiver: 1’6”

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<b>ITEM 11 – Docket Number:</b>	<b>068-13</b>	<b>DG</b>
<b>Applicant or Agent:</b>	Strategic Infill Development Initiative, LLC	
<b>Property Location:</b>	1710 Lapeyrouse Street	<b>Zip:</b> 70113
<b>Bounding Streets:</b>	Lapeyrouse, N. Derbigny, Laharpe and N. Roman Streets	
<b>Square Number:</b>	764	<b>Lot:</b> T
<b>Zoning District:</b>	RD-3 Two-Family Residential	<b>ZBM:</b> D-13
<b>Historic District:</b>	Esplanade Ridge Local Historic	<b>Planning District:</b> 4
<b>Existing Use:</b>	Vacant Lot	
<b>Proposed Use:</b>	Two-Family Residence	

**Request Citation:** This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F), and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit a placement of a two-family residence on a lot with insufficient minimum lot area per dwelling unit, insufficient minimum depth of front yard, insufficient minimum depth of rear yard, insufficient aggregate width of side yards, and insufficient off-street parking.

**Requested Waiver:**

**Section 4.6.7 (Table 4.F) – Minimum Lot Area (Two-Family)**

Required: 3,600 sq. ft.	Provided: 3,044 sq. ft.	Waiver: 556 sq. ft.
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**Section 4.6.7 (Table 4.F) – Minimum Depth of Front Yard**

Required: 20'	Proposed: 5'	Waiver: 15'
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**Section 4.6.7 (Table 4.F) – Minimum Depth of Rear Yard**

Required: 20'	Proposed: 13'	Waiver: 7'
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**Section 4.6.7 (Table 4.F) – Aggregate Width of Side Yards**

Required: 6'4"	Proposed: 6'	Waiver: 4"
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**Section 15.2.1 (Table 15.A) – Off-Street Parking**

Required: 2 Spaces	Proposed: 0 Spaces	Waiver: 2 Spaces
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**C. Director of Safety and Permits Decision Appeals – Old Business**

None

**D. BZA Dockets – New Business**

**ITEM 12 – Docket Number: 070-13**

**DT**

<b>Applicant or Agent:</b>	Ford J Luscy	<b>Zip:</b>	70129
<b>Property Location:</b>	4511 Jacobs Drive	<b>ZBM:</b>	Q-08
<b>Bounding Streets:</b>	Jacobs Dr., U.S. Highway 90, & Dredged Canal	<b>Planning District:</b>	11
<b>Zoning District:</b>	NU Non-Urban District	<b>Square Number:</b>	G
<b>Historic District:</b>	N/A	<b>Lot Number:</b>	14
<b>Existing Use:</b>	Vacant Lot		
<b>Proposed Use:</b>	Single-Family Residence		

**Request Citation:** This request is for variances from the provisions of Article 4, Section 4.1.7 (Table 4.A) and Article 15, Section 15.5.8(5) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a single-family residence with insufficient minimum depth of front yard, minimum width of a side yard, minimum aggregate width of side yards, and minimum depth of rear yard.

**Requested Waivers:**

**Section 4.1.7 (Table 4.A) - Minimum Width of a Side Yard**

Required: 3'                      Provided: 2' 8"                      Waiver: 4"

**Section 4.1.7 (Table 4.A) - Minimum Aggregate Width of a Side Yards**

Required: 12' 6" (25%)      Provided: 7' 8" (15%)                      Waiver: 4' 10" (10%)

**Section 4.1.7 (Table 4.A) - Minimum Depth of Rear Yard**

Required: 20'                      Provided: 12'                      Waiver: 8'

**Article 15, Section 15.5.8(5) – Front Yards**

Required: 13' (+/- 3')      Provided: 7' 5"                      Waiver: 5' 7" (+/- 3')

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**ITEM 13 – Docket Number: 071-13**

**MDO**

<b>Applicant or Agent:</b>	Alesia P Thompson	<b>Zip:</b>	70131
<b>Property Location:</b>	3708 Meadow Park Lane	<b>Bounding Streets:</b>	Meadow Park, Forest Park, Timber Bluff Lns., & Timber Ridge Ct.
<b>Zoning District:</b>	RS-2 Single-Family Residential District	<b>ZBM:</b>	E-18
<b>Historic District:</b>	N/A	<b>Planning District:</b>	12
<b>Existing Use:</b>	Single-Family Residence	<b>Square Number:</b>	8
<b>Proposed Use:</b>	Single-Family Residence	<b>Lot Number:</b>	25

**Request Citation:** This request is to amend conditions applied in conjunction with waivers previously granted by the Board, in accordance with Article 14, Section 14.8.4 and for variances from the provisions of Article 15, Section 15.2.3, Article 15, Section 15.2.5, and Article 15, Section 15.6.6 of the Comprehensive Zoning Ordinance.

**Request:**

This request is to amend conditions imposed by the Board of Zoning Adjustments in Docket No. 015-12, proviso number 2 requiring the applicant to submit a front yard landscaping plan indicating the removal of the driveway and to permit the required off-street parking space to be located within the required front yard area with a space that does not meet the minimum depth requirement for an off-street parking space, and excessive paving in the required front yard area. **(AFTER THE FACT)**

**Requested Waivers:**

**BZA Docket 015-12 – Proviso #2**

Imposed: The applicant shall submit to the Board of Zoning Adjustment staff a front yard landscaping plan indicating the removal of the driveway

Waiver: Keep the driveway

**Section 15.2.3 – Parking in Front Yards**

Required: Not Permitted      Provided: 2 Spaces      Waiver: 2 Spaces

**Section 15.2.5 – Design Standards (Depth of Parking Space)**

Required: 18’      Provided: 15’      Waiver: 3’

**Section 15.6.6 – Limitation on Pavement of Required Yard Area**

Permitted: 40% (240 sq. ft.)      Provided: 45% (270 sq. ft.)      Waiver: 5% (30 sq. ft.)

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**ITEM 14 – Docket Number: 072-13**

**WITHDRAWN**

<b>Applicant or Agent:</b>	R K Malcolm, LLC	<b>Zip:</b>	70115
<b>Property Location:</b>	2106 Louisiana Avenue		
<b>Bounding Streets:</b>	Louisiana Ave., S. Saratoga, Delachaise Sts., & Loyola Ave.		
<b>Zoning District:</b>	B-1 Neighborhood Business District	<b>ZBM:</b>	B-15
<b>Historic District:</b>	N/A	<b>Planning District:</b>	2
<b>Existing Use:</b>	Multi-Family (3 Units)	<b>Square Number:</b>	512
<b>Proposed Use:</b>	Multi-Family (4 Units)	<b>Lot Number:</b>	9

**Request Citation:** This request is for a variance from the provisions of Article 4, Section 4.8.7 (Table 4.H) and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the conversion of a three-family residence into a four-family residence with insufficient minimum lot area per dwelling unit and insufficient off-street parking.

**Requested Waivers:**

**Section 4.6.7 (Table 4.F) – Minimum Lot Area (Four-Family)**

Required: 7,200 sq. ft. Proposed: 3,840 sq. ft. Waiver: 3,360 sq. ft.

**Section 15.2.1 (Table 15.A) – Off-Street Parking**

Required: 4 Spaces Proposed: 0 Spaces (3 Grandfathered) Waiver: 1 Space

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**ITEM 15 – Docket Number: 073-13**

**EA**

<b>Applicant or Agent:</b>	Joshua Mancuso, Pamela Van Hoven, & Edward Van Hoven	<b>Zip:</b>	70117
<b>Property Location:</b>	705 Montegut Street		
<b>Bounding Streets:</b>	Royal, Montegut, Dauphine, & Clouet Sts.		
<b>Zoning District:</b>	RD-3 Two-Family Residential District	<b>ZBM:</b>	D-14
<b>Historic District:</b>	Bywater Local Historic	<b>Planning District:</b>	7
<b>Existing Use:</b>	Vacant Lot	<b>Square Number:</b>	170
<b>Proposed Use:</b>	Two-Family Residence	<b>Lot Number:</b>	1-A

**Request Citation:** This request is for a variance from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a two-family residence with insufficient minimum lot area.

**Requested Waiver:**

**Section 4.6.7 (Table 4.F) – Minimum Lot Area (Two-Family)**

Required: 3,600 sq. ft. Provided: 3,128 sq. ft. Waiver: 472 sq. ft.

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**ITEM 16 – Docket Number: 074-13**

**CM**

<b>Applicant or Agent:</b>	Jenel T Singleton	<b>Zip:</b>	70126
<b>Property Location:</b>	6041 Campus Boulevard	<b>Bounding Streets:</b>	Campus Blvd., Robert E. Lee Blvd., Press Dr., & Pressburg St.
<b>Zoning District:</b>	RS-2 Single-Family Residential District	<b>ZBM:</b>	E-11
<b>Historic District:</b>	N/A	<b>Planning District:</b>	6
<b>Existing Use:</b>	Single-Family Residence	<b>Square Number:</b>	30
<b>Proposed Use:</b>	Single-Family Residence	<b>Lot Number:</b>	30

**Request Citation:** This request is to amend conditions applied in conjunction with waivers previously granted by the Board, in accordance with Article 14, Section 14.8.4 of the Comprehensive Zoning Ordinance.

**Request:**

This request is to amend conditions imposed by the Board of Zoning Adjustments in Docket No. 246-12, proviso number 2 requiring the applicant remove the existing driveway.

**Requested Waivers:**

**BZA Docket 246-12 – Proviso #2**

Imposed: The applicant shall remove the existing driveway

Waiver: Keep the driveway

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**ITEM 17 – Docket Number: 075-13**

**DIS**

<b>Applicant or Agent:</b>	Anthony Reginelli	<b>Zip:</b>	70115
<b>Property Location:</b>	526 Robert Street	<b>Bounding Streets:</b>	Robert, Annunciation, Soniat, & Tchoupitoulas Sts.
<b>Zoning District:</b>	RM-2 Multiple-Family Residential	<b>ZBM:</b>	B-15
<b>Historic District:</b>	N/A	<b>Planning District:</b>	3
<b>Existing Use:</b>	Vacant Lot	<b>Square Number:</b>	123
<b>Proposed Use:</b>	Single-Family Residence	<b>Lot Number:</b>	11

**Request Citation:** This request is for a variance from the provisions of Article 4, Section 4.9.7 (Table 4.H) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a single-family residence with insufficient minimum depth of rear yard.

**Requested Waiver:**

**Section 4.9.7 (Table 4.H) – Minimum Depth of Rear Yard**

Required: 15'

Provided: 6' 7 ¾"

Waiver: 8' 4 ¼"

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**ITEM 18 – Docket Number: 076-13**

**SK**

<b>Applicant or Agent:</b>	Wilbert Tapp, Jr.	<b>Zip:</b>	70114
<b>Property Location:</b>	3440 Catalina Drive	<b>Bounding Streets:</b>	Catalina Dr., Flanders St., Caesar Dr., Wall Blvd., & Magellan Canal
<b>Zoning District:</b>	RD-2 Two-Family Residential District	<b>ZBM:</b>	E-16
<b>Historic District:</b>	N/A	<b>Planning District:</b>	12
<b>Existing Use:</b>	Single-Family Residence	<b>Square Number:</b>	A
<b>Proposed Use:</b>	Single-Family Residence	<b>Lot Number:</b>	5

**Request Citation:** This request is for variances from the provisions of Article 15, Section 15.2.3 and Article 15, Section 15.6.6 of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the elevation of a single-family residence resulting in the elimination of the required off-street parking space (**AFTER THE FACT**).

**Requested Waiver:**

**Section 15.2.3 – Parking in Front Yards**

Required: 0 Spaces	Provided: 2 Spaces	Waiver: 2 Spaces
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**Section 15.6.6 – Limitation on Pavement of Required Yard Areas (Front Yard)**

Permitted: ≤ 40%	Proposed: ~60%	Waiver: ~20%
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**ITEM 19 – Docket Number: 077-13**

**KC**

<b>Applicant or Agent:</b>	Cityland Properties, LLC	<b>Zip:</b>	70119
<b>Property Location:</b>	2301 Canal Street	<b>Bounding Streets:</b>	Canal, N. Tonti, Iberville, & N. Miro Sts.
<b>Zoning District:</b>	RO-1 General Office District & ICUC Inner City Urban Corridor	<b>ZBM:</b>	C-13
<b>Historic District:</b>	N/A	<b>Planning District:</b>	4
<b>Existing Use:</b>	Vacant Lot	<b>Square Number:</b>	303
<b>Proposed Use:</b>	Mixed-Use (Commercial & Multi-Family)	<b>Lot Number:</b>	24 & 25

**Request Citation:** This request is for variances from the provisions of Article 4, Section 4.9.7 (Table 4.I) and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a mixed-use building including commercial and residential uses with insufficient minimum lot area per dwelling unit and insufficient off-street parking.

**Requested Waivers:**

**Section 4.9.7 (Table 4.I) – Minimum Lot Area (Nine Units)**

Required: 9,000 sq. ft.	Proposed: 6,175 sq. ft.	Waiver: 2,825 sq. ft.
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**Section 15.2.1 (Table 15.A) – Off-Street Parking**

Required: 17 Spaces	Proposed: 6 Spaces	Waiver: 11 Spaces
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**ITEM 20 – Docket Number: 078-13**

**DIS**

<b>Applicant or Agent:</b>	Patrick D Crain	<b>Zip:</b>	70130
<b>Property Location:</b>	2721 St Charles Avenue, 1B	<b>Zoning District:</b>	RM-2A Multiple-Family Residential
<b>Bounding Streets:</b>	St. Charles Ave., Washington Ave., Carondelet St., & 4th St.	<b>Historic District:</b>	N/A
<b>Existing Use:</b>	Single-Family Residence	<b>Planning District:</b>	2
<b>Proposed Use:</b>	Single-Family Residence	<b>Square Number:</b>	230
		<b>Lot Number:</b>	3B

**Request Citation:** This request is for a variance from the provisions of Article 4, Section 4.10.7 (Table 4.J) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the addition to a single-family residence that will cause a reduction in the minimum depth of rear yard.

**Requested Waivers:**

**Section 4.10.7 (Table 4.J) – Minimum Depth of Rear Yard**

Required: 15'          Provided: 4'          Waiver: 11'

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**ITEM 21 – Docket Number: 079-13**

**DIS**

<b>Applicant or Agent:</b>	Trinitoid LLC	<b>Zip:</b>	70119
<b>Property Location:</b>	3127 Ponce De Leon St	<b>Zoning District:</b>	B-1 Neighborhood Business District
<b>Bounding Streets:</b>	Ponce De Leon, N. Lopez, Maurepas, Mystery Sts, & Esplanade Ave.	<b>Historic District:</b>	Esplanade Ridge
<b>Existing Use:</b>	Two-Family Residence	<b>Planning District:</b>	4
<b>Proposed Use:</b>	Mixed-Use (Ice Cream Shop & Single-Family Residence)	<b>Square Number:</b>	1554
		<b>Lot Number:</b>	G-1

**Request Citation:** This request is for a variance from the provisions of Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the conversion of a two-family residence into a mixed-use building with insufficient off-street parking.

**Requested Waiver:**

**Section 15.2.1 (Table 15.A) – Off-Street Parking**

Required: 4 Spaces          Provided: 0 Spaces (2 Grandfathered)          Waiver: 2 Spaces

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**ITEM 23 – Docket Number: 081-13**

**MDO**

<b>Applicant or Agent:</b>	Gekel LLC	
<b>Property Location:</b>	2113 Prytania Street	<b>Zip:</b> 70130
<b>Bounding Streets:</b>	Prytania St., Josephine St., Jackson Ave., & St. Charles Ave.	
<b>Zoning District:</b>	RM-1 Multiple-Family Residential	<b>ZBM:</b> C-15
<b>Historic District:</b>	Garden District	<b>Planning District:</b> 2
<b>Existing Use:</b>	Vacant Lot	<b>Square Number:</b> 210
<b>Proposed Use:</b>	Multi-Family Residence (8 Units)	<b>Lot Number:</b> 1, 2, 3, 4, & 5

**Request Citation:** This request is for variances from the provisions of Article 4, Section 4.8.7 (Table 4.H), Article 4, Section 4.10.7 (Table 4.J), Article 11, Section 11.33.2.2.a, and Article 15, Section 15.5.12(4) of the Comprehensive Zoning Ordinance.

**Request:**

This is a request to permit the construction of town houses with eight (8) residences with insufficient minimum depth of front yard, insufficient minimum width of a corner lot side yard, a façade that is not varied by a changed front yard, and an accessory structure that exceeds the permitted height.

**Requested Waivers:**

**Section 4.8.7 (Table 4.H) – Minimum Depth of Front Yard (Lots 1, 2, 3, 4)**

Required: 20'                      Proposed: 15'                      Waiver: 5'

**Section 4.8.7 (Table 4.H) – Minimum Depth of Front Yard (Lot 5)**

Required: 20'                      Proposed: 15'                      Waiver: 5'

**Section 4.10.7 (Table 4.J) – Minimum Width of a Corner Lot Side Yard (Lot 5)**

Required: 10'                      Proposed: 5'                      Waiver: 5'

**Section 33.2.2.a – Requirements for Town Houses**

Required: Varied façade with a changed front yard of not less than three feet (3') and variation in materials or design.

Proposed: Consistent façade and no variation in the materials or design.

Waiver: Consistent façade and no variation in the materials or design.

**Section 15.5.12(4) – Accessory Buildings and Structures (Height)**

Required: 14'                      Provided: 18'                      Waiver: 4'

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**ITEM 24 – Docket Number: 082-13**

**MDO**

<b>Applicant or Agent:</b>	Rahul Properties LLC, Rss Enterprises Inc.	
<b>Property Location:</b>	237 N Peters Street	<b>Zip:</b> 70130
<b>Bounding Streets:</b>	N. Peters, Iberville, Clinton, & Bienville Sts.	
<b>Zoning District:</b>	VCS-1 Vieux Carré Service District	<b>ZBM:</b> D-14
<b>Historic District:</b>	Vieux Carré Local Historic	<b>Planning District:</b> 1b
<b>Existing Use:</b>	Retail & Vacant	<b>Square Number:</b> 6
<b>Proposed Use:</b>	Retail & Multi-Family (3 Units)	<b>Lot Number:</b> 12

**Request Citation:** This request is for a variance from the provisions of Article 8, Section 8.8.8 (Table 8.G) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the renovation of an existing building with the addition of three (3) dwelling units with insufficient minimum lot area per dwelling unit.

**Requested Waivers:**

**Section 8.8.8 (Table 8.G) – Minimum Lot Area (3 Units)**

Required: 2,400 sq. ft.    Provided: 1,844 sq. ft.    Waiver: 556 sq. ft.

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**ITEM 25 – Docket Number: 083-13**

**MDO**

<b>Applicant or Agent:</b>	Rahul Properties LLC, RSS Enterprises Inc.	
<b>Property Location:</b>	241 N Peters Street	<b>Zip:</b> 70130
<b>Bounding Streets:</b>	N. Peters, Iberville, Clinton, & Bienville Sts.	
<b>Zoning District:</b>	VCE-1 Vieux Carré Entertainment	<b>ZBM:</b> D-14
<b>Historic District:</b>	Vieux Carré Local Historic	<b>Planning District:</b> 1b
<b>Existing Use:</b>	Retail & Vacant	<b>Square Number:</b> 6
<b>Proposed Use:</b>	Retail & Multi-Family (3 Units)	<b>Lot Number:</b> 13

**Request Citation:** This request is for a variance from the provisions of Article 8, Section 8.8.8 (Table 8.G) of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the renovation of an existing building with the addition of three (3) dwelling units with insufficient minimum lot area per dwelling unit.

**Requested Waivers:**

**Section 8.8.8 (Table 8.G) – Minimum Lot Area (3 Units)**

Required: 2,400 sq. ft.    Provided: 1,750 sq. ft.    Waiver: 650 sq. ft.

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**E. Director of Safety and Permits Decision Appeals**

**None**

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